



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

Case File: A-116-17

Property Address: 4000 Wingate Drive

Property Owner: Stanley Doremus and Mary Shackleton

Project Contact: Stan Doremus

Nature of Case: A request for both a 1' and a 5' rear yard setback variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance in order to permit an addition to the rear of the existing detached house and a garage addition that results in a 29' rear yard setback for a portion of the detached house and a 25' rear yard setback for the garage portion of the detached house on a .34 acre parcel zoned Residential-4 and located at 4000 Wingate Drive.



4000 Wingate Drive – Location Map

To BOA: 10-9-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



4000 Wingate Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

Yard Type

Minimum Setback

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance

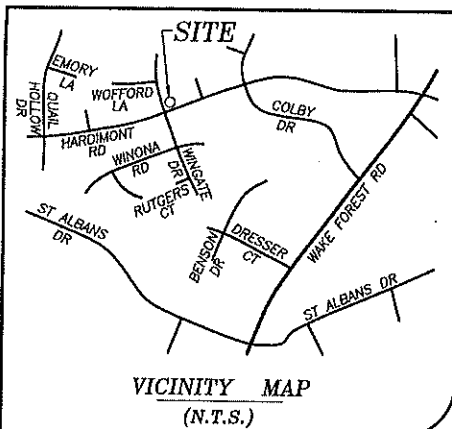


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>- REQUESTING A FIVE (5) FOOT ENCROACHMENT ON REAR 30' SETBACK FOR GARAGE</p> <p>- REQUESTING A ONE (1) FOOT ENCROACHMENT ON REAR 20' SETBACK FOR ADDITION</p>	<p>Transaction Number</p> <p>A-116-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>TRANSACTION # 525509</p>	

GENERAL INFORMATION			
Property Address 4000 Wingate dr Raleigh NC 27609		Date 9-6-17	
Property PIN 1715292705		Current Zoning R-4	
Nearest Intersection Hardimont		Property size (in acres) .34	
Property Owner Stanley H. Doremus III & Mary G. Shackleton		Phone 919-614-3718	Fax
Owner's Mailing Address 4000 Wingate dr Raleigh NC 27609		Email lawdog0252@gmail.com	
Project Contact Person Stan Doremus		Phone 919-614-3718	Fax
Contact Person's Mailing Address 4000 Wingate dr Raleigh NC 27609		Email lawdog0252@gmail.com	
Property Owner Signature Mary G. Shackleton		Email lawdog0252@gmail.com	
<p>Notary</p> <p>Sworn and subscribed before me this 6 day of September, 2017</p>		<p>Notary Signature and Seal</p> <p>Tammie Wyman</p> <p>Tammie Wyman Notary Public Wake County, NC</p> <p>EXP: 12-05-2019</p>	



FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1715 J
COMMUNITY # PANEL SUFFIX

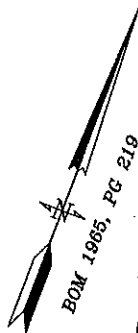
Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

SCALE



(IN FEET)
1 inch = 30 ft.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



WINGATE DRIVE
(50' R/W)

IMPERVIOUS AREA
E-HOUSE 1,550 SQ.FT.
E-DR/WALK 970 SQ.FT.
P-GARAGE 540 SQ.FT.
E-ADDITION 320 SQ.FT.
TOTAL 3,380 SQ.FT.
21.6% IMPERVIOUS

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT

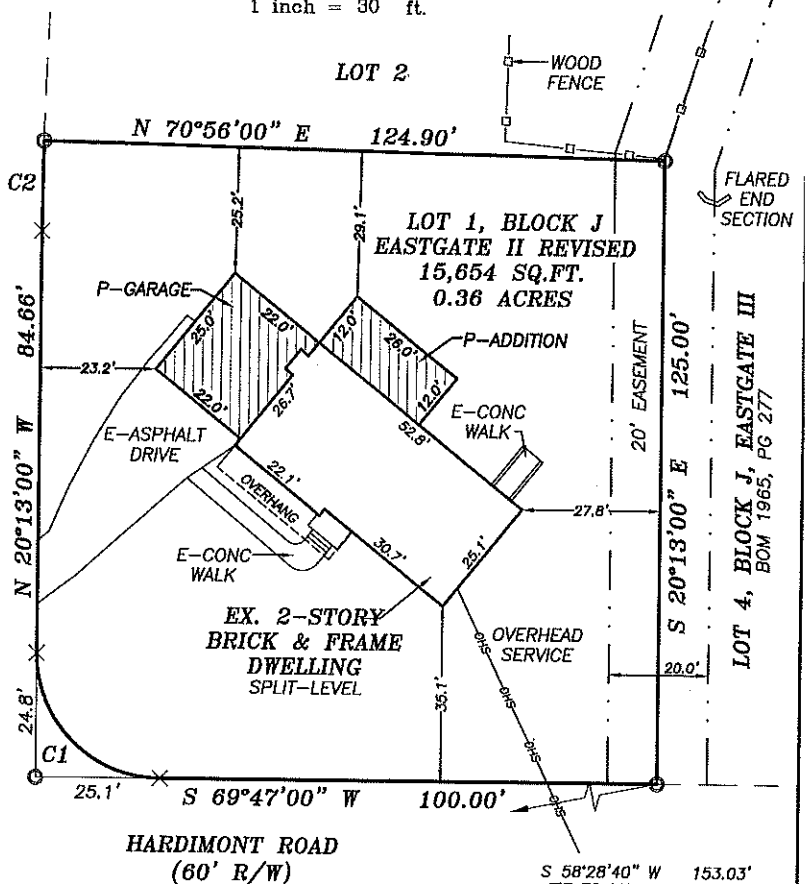
NOTE:

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1965, PG 219.



C1 $R=25.00'$
 $L=39.18'$
 $\Delta=89^{\circ}47'08''$

C2 $R=804.81'$
 $L=18.00'$
 $\Delta=1^{\circ}09'56''$

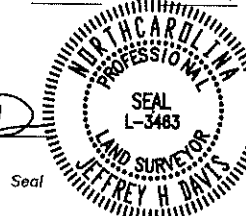
I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is $1/10,000+$; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
27TH day of JULY 2017.

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES, OR SALES
THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTHORITIES FOR CONFORMANCE WITH SITE ZONING AND CODE OF ORDINANCES

Signed

SITE PLAN



PLAN INFORMATION BLOCK

Footprint:	Total Square Feet:
Crawl:	Slab:
Mean Height:	Stories:
Facade:	
Impervious Surface Area:	

C.N. = 25378
B.O.M. 1965
PAGE 219
CO. REG.

STANLEY H. DOREMUS III
MARY GRACE SHACKLE

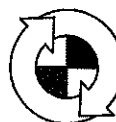
LOT 1, BLOCK J
EASTGATE II REVISED
4000 WINGATE DRIVE
RALEIGH NORTH CAROLINA

DATE: 07-27-2017

SCALE: 1" = 30'

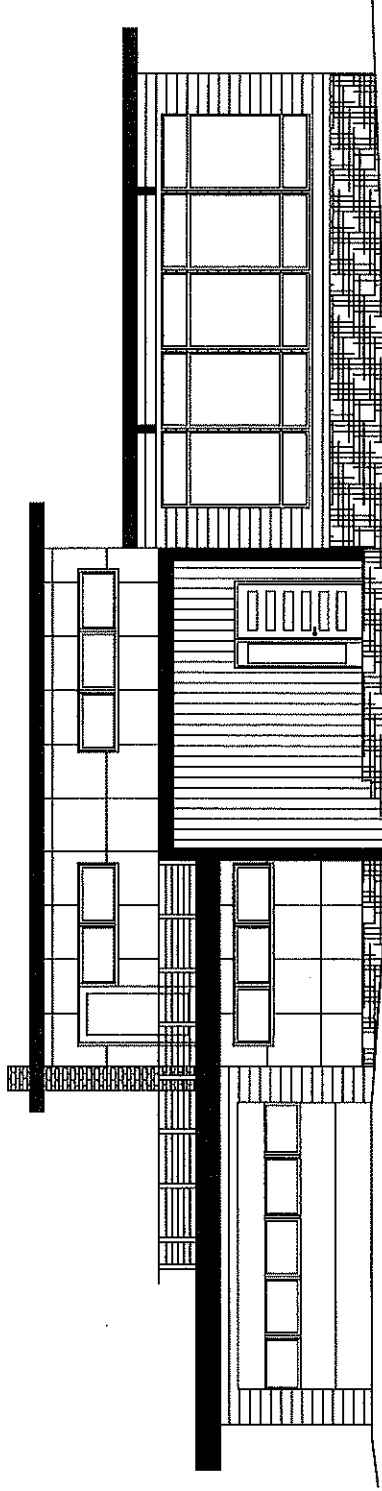
DWG. NO.

A-21616



TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

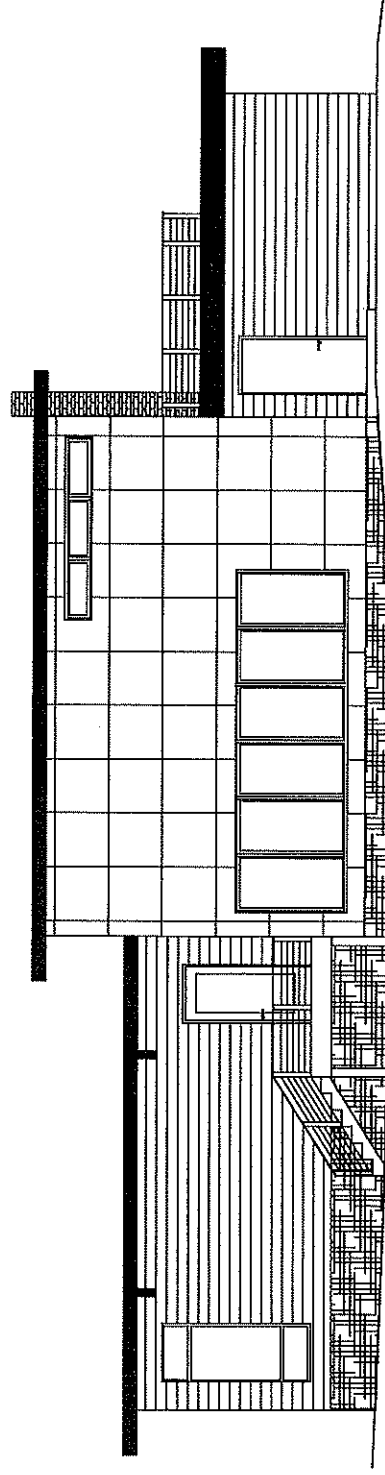


Doremus House Remodel

Front Elevation
Designed by Alan Britt
6 September 2017

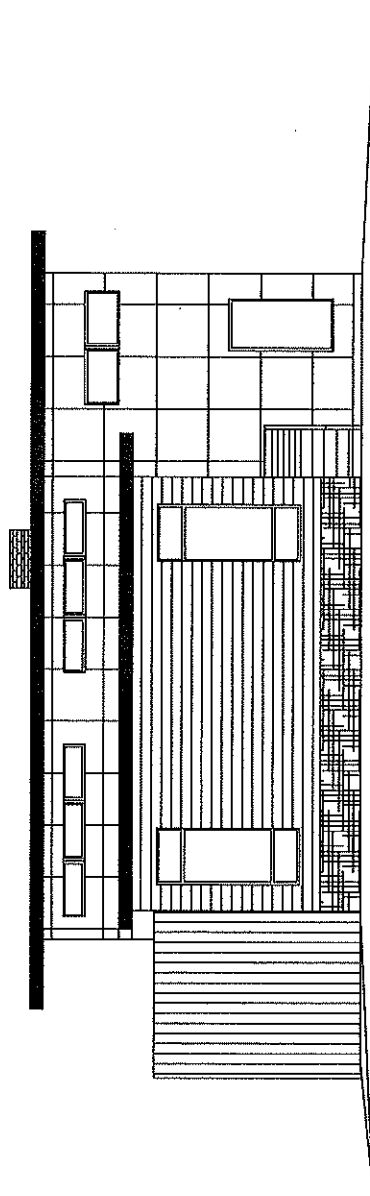


Left Elevation
Designed by Alan Britt
6 September 2017



Doremus House Remodel

Rear Elevation
Designed by Alan Britt
6 September 2017



Doremus House Remodel

Right Elevation
Designed by Alan Britt
6 September 2017

1715292705
DOREMUS, STANLEY HERBERT III
SHACKLETON, MARY G
4000 WINGATE DR
RALEIGH NC 27609-6051

1715199892
HINTON, JOYCE R
1020 WOFFORD LN
RALEIGH NC 27609-6063

1715290649
WOOD, RICHARD E B WOOD, C ANNETTE V
4001 WINGATE DR
RALEIGH NC 27609-6050

1715291510
SECU RE INC
119 N SALISBURY ST
RALEIGH NC 27603-1739

1715291874
BROWN, KENNETH R BROWN, SUSAN E
4004 WINGATE DR
RALEIGH NC 27609-6051

1715291954
4008 WINGATE LLC
PO BOX 97234
RALEIGH NC 27624-7234

1715292576
KEGL, CAROL S
1100 HARDIMONT RD
RALEIGH NC 27609-6838

1715293670
OLDENDORF, JOHN G OLDENDORF,
WHITNEY MCMANUS
1104 HARDIMONT RD
RALEIGH NC 27609-6838

1715293800
KEMPINGER, STANLEY F
1105 HARDIMONT RD
RALEIGH NC 27609-6837

1715293922
STRAIN RAYMOND E ROSE M
4005 LEHIGH CT
RALEIGH NC 27609-6046

1715294802
4001 LEHIGH, LLC
1505 OLD CREWS RD
KNIGHTDALE NC 27545-8471

